

BILL NO. **87-22**

AS AMENDED

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

BILL NO. 87-22 (AS AMENDED)

Introduced by Council Members Fielder and Parrott

Legislative Day No. 87-15 Date May 19, 1987

AN ACT to add new terms, "Dwelling, Cluster Townhouse" and "Yard, Cluster Townhouse", to Section 267-4, heading, Definitions, of Article I, heading, General Provisions; to repeal and re-enact with amendments, Table 1, heading, Principal Permitted Uses for Specific Zoning Districts/Residential:Conventional Development with Open Space; and Table 1, heading, Principal Permitted Uses for Specific Zoning Districts/Residential:Planned Residential Development of Section 267-32, heading, Principal Permitted Uses by Districts; to repeal and re-enact with amendments, Table V., heading, Design Requirements for Specific Uses/R2-Urban Residential District; Table VI, heading, Design Requirements for Specific Uses/R3-Urban Residential District; and Table VII., heading, Design Requirements for Specific Uses/R4-Urban Residential District, of Section 267-33, heading, Requirements for Specific Districts; to repeal and re-enact with amendments, Subparagraphs (e), (f), (g), and (m), of Subsection C, heading, Specific Regulations, of Section 267-36, heading, R1, R2, R3, and R4 Urban Residential Districts of Article VI, heading, District Regulations, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended; to provide for Cluster Townhouses to be Special Development Uses in certain zoning districts; to provide for minimum setback requirements for Cluster Townhouses and to provide, generally, for Cluster Townhouses.

By the Council, May 19, 1987

Introduced, read first time, ordered posted and public hearing scheduled

on: June 16, 1987

at: 7:15 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 16, 1987

and concluded on June 16, 1987

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. **87-22**

AS AMENDED

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, that new terms, "Dwelling, Cluster Town-
3 house" and "Yard, Cluster Townhouse", be, and are hereby
4 added to Section 267-4, heading, Definitions, of Article I,
5 heading, General Provisions; that Table 1, heading, Princi-
6 pal Permitted Uses For Specific Zoning Dis-
7 tricts/Residential:Conventional Development With Open Space;
8 and Table 1, heading, Principal Permitted Uses For Specific
9 Zoning Districts/Residential:Planned Residential Develop-
10 ment, of Section 267-32, heading, Principal Permitted Uses
11 By Districts; that Table V, heading, Design Requirements For
12 Specific Uses/R2-Urban Residential Districts; Table VI,
13 heading, Design Requirements for Specific Uses/R3-Urban
14 Residential District; and Table VII, heading, Design Re-
15 quirements For Specific Uses/R4-Urban Residential District,
16 of Section 267-33, heading, Requirements For Specific
17 Districts and that Subparagraphs (e), (f), (h), and (m), of
18 Subsection C, heading, Specific Regulations of Section
19 267-36, heading, R1, R2, R3, and R4 Urban Residential
20 Districts, of Article VI, heading, District Regulations, all
21 of Chapter 267, heading, Zoning, of the Harford County Code,
22 as amended, be, and are hereby repealed and re-enacted with
23 amendments, all to read as follows:

24 Chapter 267. Zoning.

25 Article I. General Provisions.

26 Section 267-4. Definitions.

27 DWELLING, CLUSTER TOWNHOUSE - A BUILDING CONTAINING TWO
28 ~~(2)~~ FOUR (4) OR MORE ATTACHED DWELLING UNITS OF ONE (1) OR
29 TWO (2) STORY SHARING COMMON WALLS AND DESIGNED TO ORIENT
30 THE BUILDING UNITS AROUND A CENTRAL COURT.

31 YARD, CLUSTER TOWNHOUSE - A CLUSTER TOWNHOUSE WILL HAVE
32 NO FRONT YARD. ALL SIDE YARDS SHALL BE MEASURED FROM THAT

1 POINT WHICH IS PARALLEL FROM THE REAR OF THE UNIT. REAR
2 YARDS SHALL BE DEFINED PER DEFINITION NUMBER (150) OF THIS
3 SECTION.

4 Article VI. District Regulations.

5 Section 267-32. Principal Permitted Uses By Districts.

6 Table 1 specifies the principal permitted uses in each
7 district. Only those uses with a letter designation are
8 permitted, subject to other requirements of this Part 1.
9 Uses designated as "P" are permitted uses. Uses designated
10 as "SD" are permitted pursuant to the special development
11 regulations in Article VII of this Part 1. Uses designated
12 as "SE" are special exception uses subject to approval of
13 the Board pursuant to Section 267-9, Board of Appeals. Uses
14 designated as "T" are permitted pursuant to Section 267-27,
15 Temporary Uses. A blank cell indicates that the use is not
16 permitted.

17 (The attached tables are amended to allow "Cluster
18 Townhouse" dwellings in R2, R3, and R4 Districts and are
19 incorporated herein by reference as part of this Act as
20 though they are fully stated herein:

21 (1) Table 1, heading, Principal Permitted Uses For
22 Specific Zoning Districts/Residential:Planned Residential
23 Development": (attached), and

24 (2) Table 1, heading, Principal Permitted Uses For
25 Specific Zoning Districts/Residential:Conventional Develop-
26 ment With Open Space: (attached).)

27 Section 267-33. Requirements for Specific Districts.

28 This Article sets forth the requirements for specific
29 districts and includes the minimum lot area, area per
30 dwelling or family unit, parcel area, lot width, yards,
31 setbacks and maximum building height allowed for uses
32 permitted for each district. Uses permitted under the

special development regulations shall also comply with the requirements contained in Article VII.

(The attached tables are amended to allow "Cluster Townhouse" dwelling setback requirements in R2, R3, and R4 Districts and are incorporated herein by reference as part of the act as though they are fully stated herein:

(1) Table V, heading, Design Requirements For Specific Uses/R2 Urban Residential District: (attached);

(2) Table VI, heading, Design Requirements For Specific Uses/R3 Urban Residential District: (attached); and

(3) Table VII, heading, Design Requirements For Specific Uses/R4 Urban Residential District: (attached).)

Section 267-36. R1, R2, R3, and R4 Urban Residential Districts.

C. Specific Regulations. The following uses are permitted, subject to the additional requirements below:

(2)

(e) Dwelling units per building block.

A building block shall be a series of attached dwellings. The number of dwelling units per building block shall be as follows:

Dwelling Type	Number of Dwelling Units Per Building Block	
	Minimum	Maximum
Semidetached dwelling	2	2
Patio/court/atrium dwelling	2	6
Multiplex dwelling	3	8
Townhouse dwelling, R2	3	4
Townhouse dwelling, R3/R4	3	8
Duplex dwelling	2	2
Row duplex dwelling	2	12
CLUSTER TOWNHOUSE	4	7
Garden apartment dwelling	4	36

Mid-rise apartment dwelling 8 60

High-rise apartment dwelling 8 80, except as
Special Exception
(f) Building block length.

1 The maximum length of a
building block shall not exceed the following:

Building Block Type	Maximum Length Without Offset (feet)	Maximum Length With Offset (feet)
Townhouse dwelling	75	160
Row duplex dwelling	75	160
Multiplex dwelling	75	160
CLUSTER TOWNHOUSE	100	125
Garden apartment dwelling	120	300
Mid-rise apartment dwelling	100	300
High-rise apartment dwelling	100	200

2 To exceed the maximum building
block lengths provided herein, any building shall be subject
to the following additional offsets for each one hundred
(100) feet or portion thereof:

Height of Building (Stories)	Minimum Offset (feet)	Minimum Sum of Offset (feet)
1 and 2	1-1/2	4-1/2
3	4	8
4 or more	4	12

(h) Maximum building coverage. The
maximum building coverage shall be as follows:

Dwelling Types	Maximum Building Coverage (percent of total lot)
Patio/court/atrium, semidetached, townhouse, multiplex, and row duplex, AND CLUSTER TOWNHOUSE	40%

AS AMENDED

1 Garden, mid-rise 30%
2 and high-rise apartments

3 (m) Multiplex AND CLUSTER TOWNHOUSE
4 dwellings. No detached accessory structures will be permit-
5 ted in side or rear yards. Exterior storage shall be
6 integrated in the design of the overall structure. Fencing
7 shall be harmonious with the multiplex dwelling and shall be
8 uniform in type and height. Said fencing shall be con-
9 structed in conjunction with the construction of the multi-
10 plex OR CLUSTER TOWNHOUSE dwelling.

11 Section 2. And Be It Further Enacted that this Act shall
12 take effect sixty (60) calendar days from the date it
13 becomes law.

14 EFFECTIVE: September 8, 1987
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

AS AMENDED

87-22

BY THE COUNCIL

AS AMENDED

BILL NO. 87-22 (as amended)

Read the third time.

Passed LSD 87-20 (July 7, 1987) (with amendments)

Failed of Passage _____

By Order

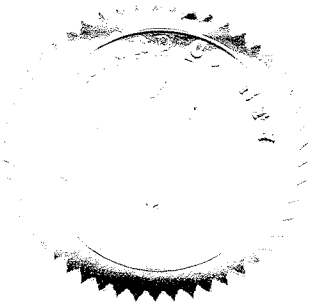
Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 8th day of July, 1987
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]
County Executive
Date 7-9-87

BY THE COUNCIL

This Bill, (No. 87-22, as amended), having been approved by the
Executive and returned to the Council, becomes law on July 9, 1987.

Doris Poulsen, Secretary

EFFECTIVE DATE: September 8, 1987

87-22

AS AMENDED